

**Regular Meeting**  
***Jasper Plan Commission***  
**March 4, 2009**

President Bob Wright called the Regular Meeting of the Jasper Plan Commission to order at 8:50 p.m. Secretary Schitter took roll call as follows:

Bob Wright	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Brad Schnarr	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Present	Bob Wright	-Present
Bernita Berger	-Present	Dave Seger, Bld. Comm.	-Present
Josh Gunselman	-Present	Sandy Hemmerlein, Atty.	-Present
Chad Hurm, Eng.	-Present	David Hubster	-Present

**PLEDGE OF ALLEGIANCE**

President Wright led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the February 4, 2009 Regular Meeting were reviewed. Secretary Schitter made a motion to approve the minutes as mailed. Bernita Berger seconded it. Motion carried 11-0.

**STATEMENT**

President Wright read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**NEW BUSINESS**

Application of Fifth Third Bank and Steve Stallings of Dubois County, Indiana, for a rezoning from R-2 (Residential) to B-1 (Business).

Surveyor Ken Brosmer was present on behalf of Fifth Third Bank and Steve Stallings to rezone two parcels of land located along US Highway 231 and on the corner of US 231 and 37<sup>th</sup> Street.

The proposed parcels are the only two properties in the area still zoned residential. Plans are to rezone both of them to B-1 (Business). Fifth Third Bank intends to utilize the parcel north of the bank as a parking lot.

With no remonstrators present, Secretary Schitter made a motion to close the public hearing. Tim Bell seconded it. Motion carried 11-0.

City Engineer Chad Hurm made a motion to recommend to the Common Council that the above mentioned properties be rezoned from R-2 (Residential) to B-1 (Business). Pat Lottes seconded it. Motion carried 11-0.

A public hearing will be held at 6:50 p.m. on March 18, 2009, for final approval of the rezoning.

Application of Robert L. Ruckriegel (member) and Lovella M. Ruckriegel (member) of LV Associates LLC for primary approval of a proposed plat of Patoka Zentrum IV, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Bob Ruckriegel to request primary approval of a two-lot subdivision, Patoka Zentrum IV. The property is located west of Newton Street and south of the Patoka River.

When Patoka Zentrum II was platted, it consisted of three lots. Mr. Brosmer recently appeared before the Board to vacate the ten-acre lot, which is owned by two different owners; Jim and Linda Ruhe (seven acres) and Bob Ruckriegel (3 acres). Mr. Brosmer is now requesting to replat part of the 10-acre lot owned by Mr. Ruckriegel.

A letter was sent to Mr. Ruhe informing him that the sewer tap made available for the 10-acre lot is being used for the proposed lot; therefore, if Mr. Ruhe decides to plat in the future, he will need to develop a new sewer plan.

Building Commissioner Dave Seger stated for the record that the bond on file covers the curb and gutter and sewer and water for the entire project; two lots on the east side and two lots on the west side.

There were no remonstrators present. With no more discussion, Secretary Schitter made a motion to grant primary approval of a two-lot subdivision, Patoka Zentrum IV. David Hubster seconded it. Motion carried 11-0.

#### Comprehensive Plan Committee

Building Commissioner Dave Seger appeared before the Board to give an update of the Comprehensive Plan. A total of five firms were interviewed on March 3, 2009. By consensus of the committee, RATIO Architects was chosen to be notified and offered a contract.

Secretary Schitter made a motion approving to hire Ratio Architects, subject to contract negotiations. Vice President Schroeder seconded it. Motion carried 11-0.

#### Request to amend ordinance regarding size of accessory buildings.

The Board discussed the possibility of amending the ordinance regarding accessory buildings. Currently, there is no size limit, only height.

After some discussion, Building Commissioner Dave Seger suggested that any ideas be forwarded to him. He will then compile all the information and distribute it at next month's meeting; and possibly at that time, form a committee to move forward on amending the ordinance.

With no further discussion, Josh Gunselman made a motion to adjourn the meeting. Bernita Berger seconded it. The motion carried 11-0, and the meeting was adjourned at 9:20 p.m.

---

Bob Wright, President

---

Butch Schitter, Secretary

Kathy M. Pfister, Recording Secretary